
CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 2: SUBDIVISION REGULATIONS

CARMEL SUBDIVISION CONTROL ORDINANCE
CHAPTER 8: STANDARDS OF REQUIRED IMPROVEMENTS

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8.00 Standards of Required Improvements.

8.01 Required Improvements by Subdivider.

The subdivider shall be required to provide and install certain minimum improvements in the subdivision as a condition for approval of the Final Plat by the Commission. All such required improvements shall be constructed in accordance with the minimum requirements of these regulations and the construction standards and specifications adopted by the jurisdiction over a particular improvement. Nothing contained herein, however, shall be construed as prohibiting the subdivider from installing improvements meeting higher standards than the minimum requirements.

8.02 Monuments and Markers.

Monuments and markers shall be set by the subdivider as herein required. Said monuments and markers shall be placed so that the center of the pipe or marked point shall coincide exactly with the intersection of lines to be marked, and shall be set so that the top of the monument or marker is level with the finished grade.

8.02.01 Monuments shall be of stone, pre-cast concrete or concrete poured in place with minimum dimensions of four (4) inches by four (4) inches by thirty-six (36) inches, set vertically in place. They shall be marked on top with an iron or copper dowel set flush with the top of the monument, scored on top with a cross. Said monuments shall be set:

1. At the intersections of all lines forming angles in the boundary of the subdivision.
2. At the intersections of all lines forming angles in the boundary of the section, if the subdivision is platted by sections.

- 8.02.02 Monuments to be placed in streets shall be of brass, iron or steel pin, twenty-four (24) inches in length, one-half-inch ($\frac{1}{2}$ "") minimum diameter with one and one-half-inch ($1\frac{1}{2}$ "") minimum diameter head, set vertically in place. Said monuments shall be set:
1. At the intersection of all street centerlines.
 2. At the beginning and ending of all curves along street centerlines.
- 8.02.03 Any section, half section or quarter section monument located in a street shall be re-established by the Hamilton County Surveyor and shall be provided with an Indiana State Highway Department standard monument box.
- 8.02.04 Markers shall consist of iron pipes or steel bars with minimum dimensions of thirty-six (36) inches in length and 5/8-inch in diameter. Said markers shall be set:
1. At all points where lot lines intersect curves, either front or rear.
 2. At all angles in property lines of lots.
 3. At all other lot corners not established by a monument.
- 8.02.05 The subdivider shall submit two (2) copies of the plat of the subdivision indicating the placement of all monuments and markers installed or existing. Said plat shall be certified by a Registered Land Surveyor, in accordance with State Statutes and licensed to do business in the State of Indiana, and approved by the Commission.

8.03 Streets.

- 8.03.01 Streets (and alleys, where provided) shall be completed to the specifications shown on plans, profiles, cross-sections, *etc.*, provided by the subdivider and prepared by a Professional Engineer or Registered Land Surveyor, in accordance with State Statutes and licensed to do business in the State of Indiana, and approved by the Commission.
- 8.03.02 The streets shall be graded, surfaced and improved in accordance with current standards and specifications of the authority with the responsibility for final acceptance of said streets.
- 8.03.03 In all cases where streets are being finally surfaced in any subdivision, the Building Commissioner shall be called and notified for the purpose of inspecting the final surfacing of any street in any subdivision within the jurisdiction of this Ordinance and he may in turn notify the City Engineer or County Engineer as appropriate, and the failure of any contractor, subcontractor or subdivider to comply with this mandatory provision may result in non-acceptance of the street by the proper authorities. The responsibility for compliance with this provision shall be solely with the subdivider shown on such Completion Bond as the principal obligor.

8.04 Sewers.

- 8.04.01 The subdivider shall provide the subdivision with a complete sanitary sewer system which shall connect with a sanitary sewage except that when such approved outlet is not reasonably available, one of the following methods of sewage disposal may be permitted at the determination of the Commission; provided, however, that a private sewage disposal system on individual lots consisting of a septic tank and tile absorption field shall be approved by the Hamilton County Board of Health.
1. A complete sanitary sewer system to convey the sewage to a treatment plant, to be provided by the subdivider in accordance with the standards and specifications of the Indiana State Board of Health and with the current standards of the City of Carmel.
 2. Private sewage disposal system on individual lots consisting of a septic tank and tile absorption field or other approved sewage disposal system, when laid out in accordance with

the standards and specifications of the Hamilton County Board of Health. This type of individual sewage disposal system is the responsibility of the builder and not of the subdivider.

- 8.04.02 The plans for the installation of a sanitary sewer system shall be provided by the subdivider and approved by the appropriate authority with control over sanitary sewage. This shall require Indiana State Board of Health approval, including a SPC-15 Construction Permit. Upon completion of the sanitary sewer installation, two (2) copies of the plans for said system as built shall be filed with the Building Commissioner.

8.05 Water.

- 8.05.01 The subdivider shall provide the subdivision with a complete water main supply system, which shall be connected to a municipal or a community water supply approved by the Indiana State Board of Health except that, when such municipal or community water supply is not available, the subdivider shall provide an individual water supply on each lot in the subdivision in accordance with the current standards of the City of Carmel and the standards and specifications of the Indiana State Board of Health and the Hamilton County Board of Health.
- 8.05.02 Plans for the installation of a water main supply system shall be submitted by the subdivider and these plans and systems shall be built in accordance with the current standards of the City of Carmel or the standards and specifications of the appropriate public or private utility service. Upon completion of the water supply installation, two sets of plans for such system as built shall be filed with the Building Commissioner.

8.06 Interpretation Concerning Utility Systems Installation.

- 8.06.01 In reference to standards for sewers and water, the phrase "the subdivider shall provide" shall be interpreted to mean that the subdivider shall install the facility referred to, or, whenever a private sewage disposal system or an individual water supply is to be provided, that the subdivider shall require, as a condition of the sale of each lot or parcel in the subdivision, that the facilities referred to in these sections shall be installed by the builder of the structure on the lots in accordance with these regulations.

8.07 Storm Drainage.

The subdivider shall provide the subdivision with an adequate storm water sewer system in accordance with the current standards of the City of Carmel whenever curb and gutter is installed and whenever the evidence available to the Commission indicates that the natural surface drainage is inadequate. When the surface drainage is adequate, easements for such surface drainage shall be provided in accordance with the current standards of the City of Carmel. Deep open ditches for drainage are not permitted in the right-of-way, but where curb and gutter are not provided, a shallow swale with its low point at least three inches below the elevation of the subgrade of the pavement may be permitted. All open drainage ditches and swales shall be constructed in exact conformance with the submitted plans and specifications and the entire ditch or swale seeded or sodded in accordance with the guidelines of the Hamilton County Soil and Water Conservation District and grass maintained before any improvement location permits shall be issued. This shall apply from April 15 to September 15. At other times of the year the requirement will be waived until the following June 30th, at which time the issuance of improvement permits shall be suspended if the above work has not been completed.

8.08 Curb and Gutter.

The subdivider shall provide curbs and gutters on all streets in accordance with the current standards of the City of Carmel.

8.09 Alternative Transportation.¹

8.09.01 The installation of five-foot (5') sidewalks in all subdivisions within the entire jurisdictional area of the Commission shall be mandatory, said sidewalks being installed on both sides of the street in front of the Principal Building in accordance with the current standards of the City of Carmel.

8.09.02 This includes sidewalks on existing roads within and bordering a subdivision. However, whenever the subdivision borders an existing or proposed road that is classified in the Thoroughfare Plan as a collector, parkway, or arterial, the subdivider shall install a path consistent with the Thoroughfare Plan instead of a sidewalk along such road.

8.10 Street Signs, Fire Hydrants and Street Lights.

8.10.01 The subdivider shall provide the subdivision with standard street name signs at the intersection of all streets, in accordance with the current standards of the City of Carmel:

8.10.02 The subdivider shall provide the subdivision with fire hydrants only where a public water supply is available to the subdivision, according to current standards of the City of Carmel or the standards and specifications of the appropriate public or private water utility.

8.10.03 The subdivider shall be responsible for presenting a street lighting plan that may include street lighting with easements or separate residential dusk-to-dawn lights or other plan acceptable to the Plan Commission.

¹ Section 8.09 amended per Ordinance No. Z-339; Z-370-02.

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AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-339	67-99 OA	4 October 1999	4 October 1999	
Z-370-02	132-01 OA	18 March 2002	18 March 2002	6.3.6; 8.9 Spring 2002 v1